



# Tongdean Lane, Westdene, Brighton

*A stunning detached 4-bedroom extended chalet bungalow with Southerly facing rear garden.*



## Location

Tongdean Lane is situated in the popular Withdean area of Brighton and runs between Dyke Road Avenue and Eldred Avenue. Local schools including Westdene Primary and Blatchington Mill are easily accessible making this an ideal purchase for a family.

Withdean sport complex is also found at the lower end of Valley Drive. The A23/A27 by-pass can be easily accessed via Dyke Road Avenue which is ideal for commuters wishing to travel out of the city to surrounding areas. Westdene Green and the local nature reserve can be found within a short distance from the property, along with the popular Coney Wood.

## About the house

This beautifully presented 4-bedroom detached chalet offers a perfect blend of modern living and comfort. The property has been thoughtfully extended to provide an open-plan kitchen and living area, perfect for family life and entertaining. The large bi-folding doors seamlessly connect the living space to the southerly-facing landscaped garden, creating a light-filled, airy atmosphere and offering views of the stunning outdoor space.

The contemporary kitchen is well-equipped with high-end appliances, sleek finishes, and ample storage, while the



spacious living area provides a relaxed setting for day-to-day living. Adjacent to the main living space is a practical utility room for added convenience.

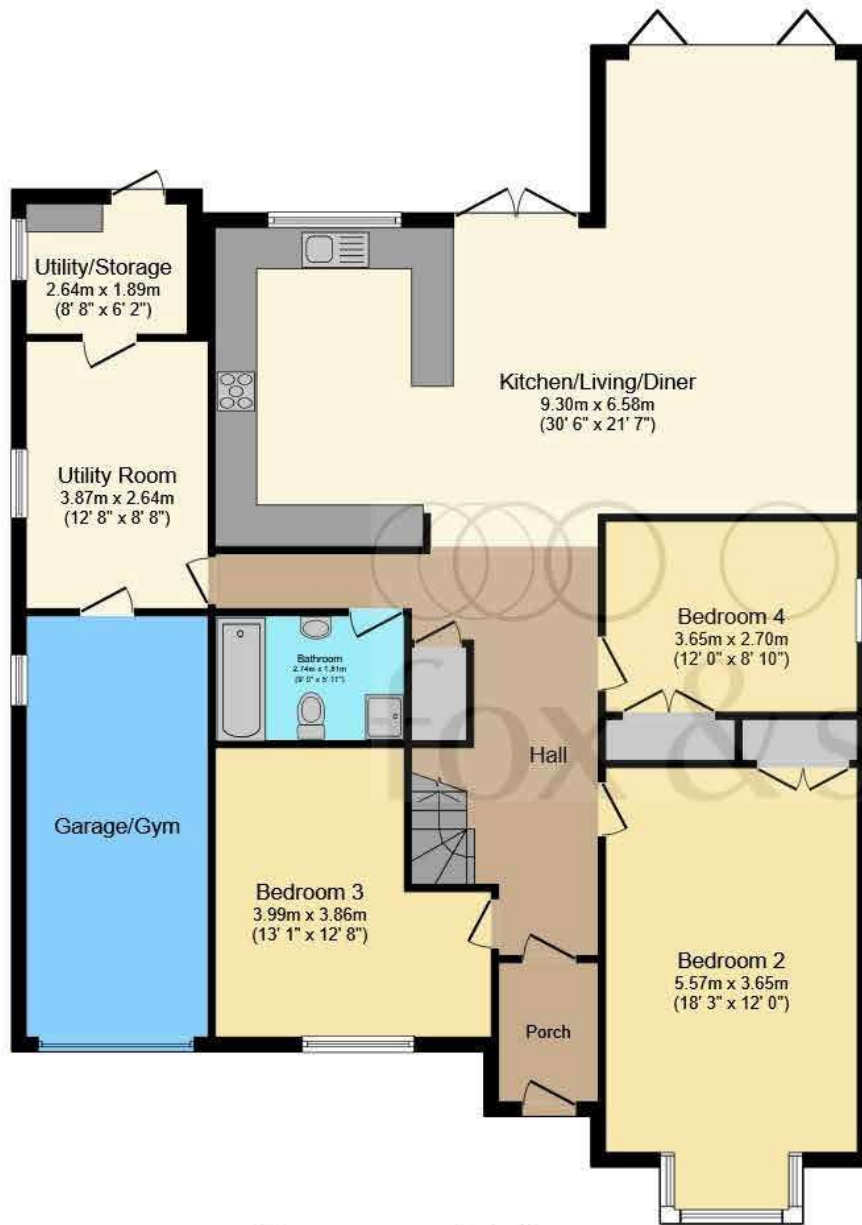
The property also features an integral gym/garage space, offering flexibility for both fitness enthusiasts and additional storage. With four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this home provides comfortable and private spaces for all the family.

The southerly-facing garden has been beautifully landscaped, creating a peaceful outdoor sanctuary, perfect for al fresco dining, relaxation, or simply enjoying the sunshine throughout the day.

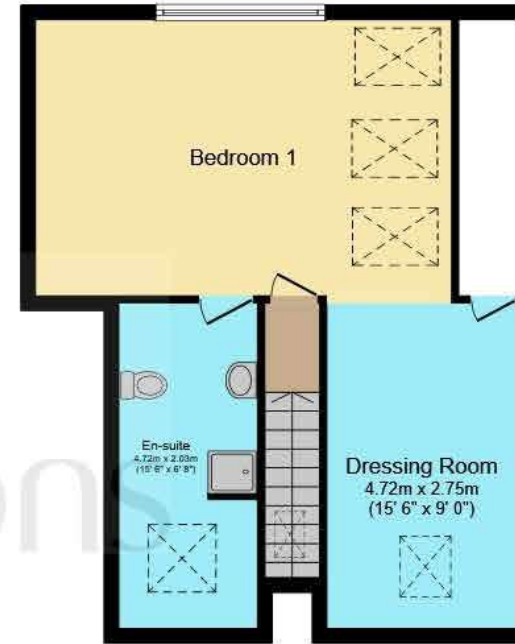
Nestled in a highly sought-after part of Brighton, Tongdean Lane offers a peaceful and picturesque setting while still being close to all the amenities and attractions the city has to offer.

The area is known for its tranquil residential feel, surrounded by tree-lined streets and green spaces, making it an ideal location for families, professionals, and those seeking a quiet retreat.

Tongdean Lane is well-connected, with excellent transport links to the city centre, including nearby bus routes and easy access to major roads. For those who enjoy the outdoors, the nearby South Downs National Park provides a wealth of walking, cycling, and nature exploration



**Ground Floor**



**First Floor**

Total floor area 211.2 m<sup>2</sup> (2,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

opportunities, while the beautiful countryside views offer a serene backdrop.

The local area boasts highly regarded schools, making it a popular choice for families. Additionally, local shops, cafes, and restaurants are within easy reach, offering a convenient and vibrant lifestyle. The nearby Preston Park is perfect for outdoor activities, and the lively cultural scene of central Brighton is just a short drive or bus ride away.

Overall, Tongdean Lane offers the perfect balance of peaceful living with close proximity to Brighton's bustling amenities, making it an ideal place to call home.

### Schools

Primary: Westdene Primary School - 0.4 miles, St Bernadette's Catholic Primary School - 0.7 miles, Patcham Infant School - 0.8 miles, Balfour Primary School - 1.0 miles, Patcham Junior School - 1.0 miles, Aldrington CofE Primary School - 1.0 miles, Stanford Infant School - 1.2 miles, Stanford Junior School - 1.4 miles, Downs Junior School - 1.5 miles.

Secondary: Blatchington Mill School - 0.9 miles, Kings School - 1.0 miles, Hove Park School - 1.1 miles, Dorothy Stringer School - 1.2 miles, Patcham High School - 1.2 miles, Varndean College - 1.3 miles, Downs Views Link College - 1.4 miles, BHASVIC College - 2.5 miles.

### Train Stations

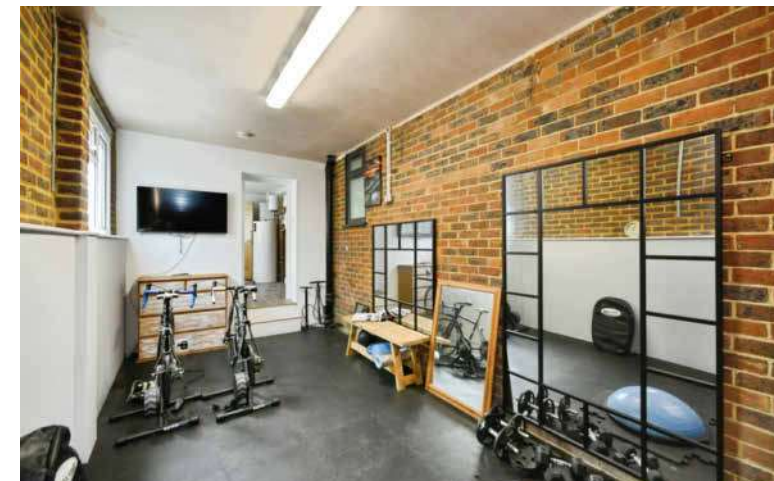
Preston Park Station - 1.0 miles

Hove Station 1.4 miles

Brighton Mainline Station - 2.5 miles

### Main Roads

A23/A27 Road Network - Within a 5 minutes' drive away.





# welcome to Tongdean Lane, Westdene, Brighton

A beautifully presented 4-bedroom detached family home with a Southerly rear garden, integral garage/gym in a sought after position in Westdene, Brighton.

Offers in excess of

## £1,250,000

- EXTENDED FOUR DOUBLE BEDROOM DETACHED HOME
- PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE
- SOUTHERLY FACING REAR GARDEN
- EXPANSIVE OPEN PLAN LIVING AREA & INTEGRAL GARAGE/GYM

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

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